

BUILD-TO-SUIT COMING 2025! TAYLOR DISTRIBUTION CENTER 26344 NORTHLINE ROAD, TAYLOR



UP TO 378,000 SF

STATE-OF-THE-ART WAREHOUSE/DISTRIBUTION

FOR DETAILS CONTACT:

Randall Allman, SIOR
randall.allman@lee-associates.com
(248) 224-9771

Jon Savoy, CCIM, SIOR
jon.savoy@lee-associates.com
(248) 567-8000

26555 Evergreen Rd, Suite 1060
Southfield, Michigan 48076
248.351.3500 | lee-associates.com

PROPERTY FEATURES

- Up to 378,000 SF
- Divisible
- Office to Suit up to 3%
- 32' Ceiling Heights
- 60' x 60' Bays
- Up to (60) 9' x 10' Docks
- (4) 12' x 14' Grade Doors
- ESFR Fire Suppression
- 44.29 Acres
- 1200 Amp / 3 Phase / 480V
- Site Plan Approved
- Tax Abatement Available
- Employee Parking: 264 Spaces
- Trailer Staging: 266 Spaces



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and some is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BUILD-TO-SUIT COMING 2025! | Taylor Distribution Center | 26344 Northline Road, Taylor, Michigan | 2

AREA OVERVIEW

Wayne County is located in Southeast Michigan, encompassing approximately 623 square miles. It is made up of 34 cities, including the City of Detroit, nine townships, and 41 public school districts. Its population of approximately 1.8 million makes it the most populous county in the State of Michigan and the 13th most populous county in the nation.

A suburb of Metro Detroit, located in Wayne County. Taylor is approximately 2 miles from Detroit Metropolitan Wayne County Airport. The city is one of the western most communities in the Downriver area. I-94 runs through the city and is bordered to the north by Van Born Road, to the south by Pennsylvania Road, to the west by Inkster Road, and to the east by Allen Road.



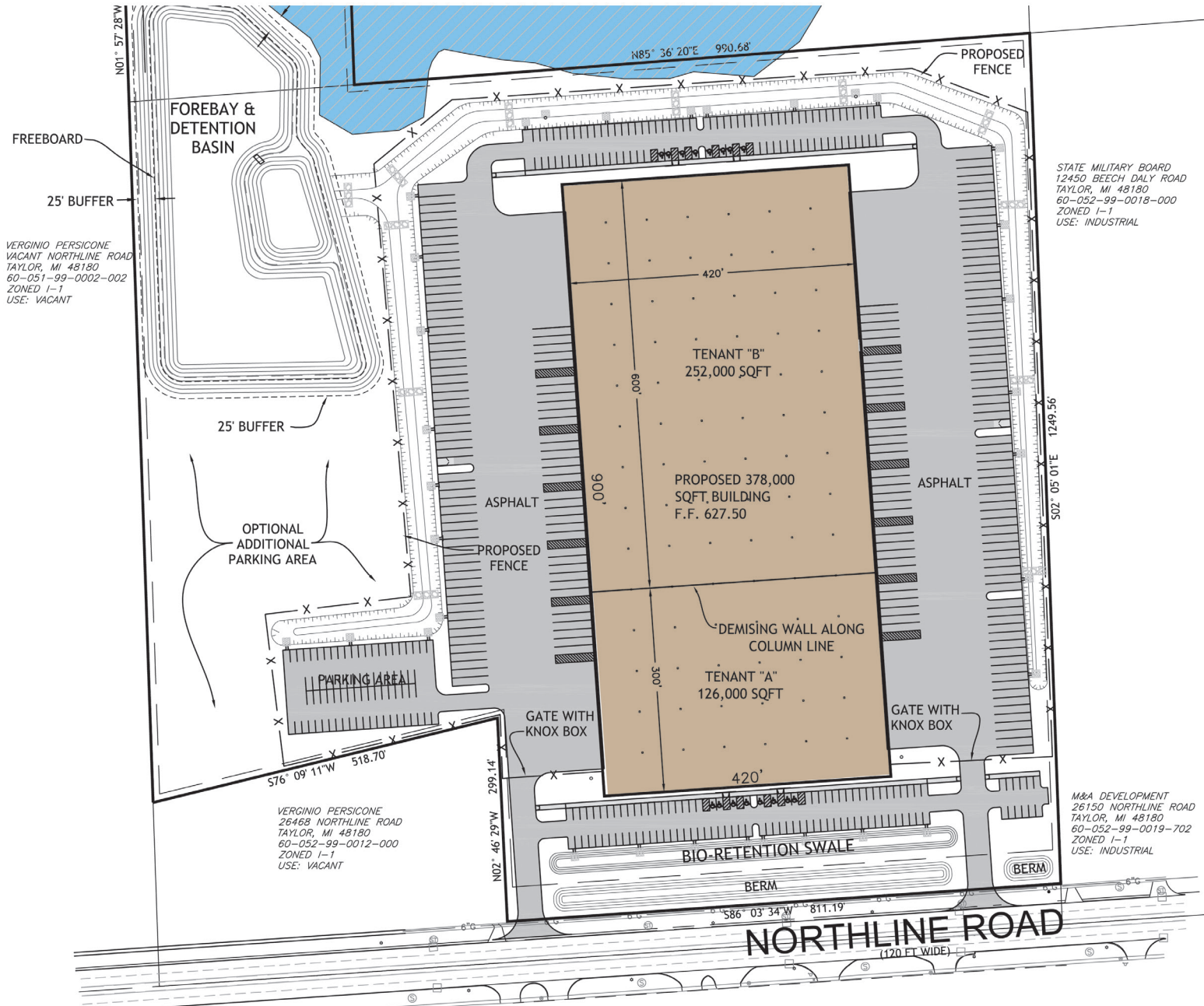
PROPERTY OVERVIEW

The Taylor Distribution Center (TDC) building offers modern design and amenities for warehouse, distribution, and manufacturing companies. Features include high ceilings, spacious column spacing, ESFR fire suppression system, attractive office finishes, and ample parking for employees and tractor trailers. The location is strategically positioned for efficient logistics and distribution to major assembly plants in Michigan, Canada, Ohio, Indiana, and Wisconsin. TDC also benefits from potential incentives from Michigan's Economic Development Corporation, Wayne County Economic Development Group, and the Detroit Region Aerotropolis, as well as access to a skilled labor force.

Taylor Distribution Center (TDC) is a sprawling 44.29-acre industrial park located in the Wayne County submarket of Southeast Michigan. TDC is just minutes from Detroit Metropolitan Airport, Willow Run Airport, and all major expressways; I-94 to Chicago, I-75 to Toledo, Canada's International Crossing and I-94 providing access East and West.



SITE PLAN



Taylor Distribution Center 26344 Northline Road, Taylor, MI 48193



Property Type: Industrial
Available SF: Land 378,000
Size (Acres): 44.29
Market: SE Michigan
Submarket: Downriver
County: Wayne
Major Cross Roads: Northline & Inkster
 I-94 & Telegraph Road

Availability Details

Available SF: 378,000
Industrial SF: 378,000
Office SF: To Suit

Transaction Type: Sale/Lease
Asking Sale Price: \$150.00 Per SF Cash
Asking Lease Rate: To Be Determined NNN

Building & Construction Details

Construction Status: Under Construction
Year Delivered: 2025
Building Class: A
Primary Use: Warehouse, Distribution
 and Manufacturing
Spec/BTS: Build-to-Suit
Flex: No
of Buildings: 1

Floors: 1
Multi-Tenant: Yes
Construction Type: Insulated Precast
 Concrete Panel
Exterior Type: Concrete
Sprinkler: ESFR Fire Suppression
Security: Available
Heating Type: Gas Forced Air
 Cambridge Units

Floor Type: Reinforced Concrete
Floor Thickness: 7" Min
Lighting Type: LED
Lavatories: To Be Determined